



Medina County Ohio

MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, SEPTEMBER 2, 2020, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL
CONFERENCE ROOM

Attendees / Representing in Person (from sign-in sheet):

Jason Brenner, Lewis Land Professionals, in person
Kristi & Max Hiltner, in person
Kelsey Sullivan, in person
Chris Kalina, Hinckley Township, via Zoom
Mike Kovak, via Zoom

MCPC Members and Alternates in Attendance:

MCPC Members:

Jeff Brandon, in person
Sally Albrecht, via zoom
Ray Schulte, via zoom
Cliff Calaway, via zoom
Chris Day, via zoom, 6:40 p.m.

MCPC Alternates:

David Williams, (for Pat Geismann), via zoom
Cliff Nowak, (for Colleen Swedyk) , in person

MCDPS Staff:

Cheryl Heinly, Admin Assistant
Rob Henwood, Senior Planner
Denise Testa, Director

Board President Jeff Brandon called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

Mr. Brandon, Mr. Schulte, Mr. Nowak, Ms. Albrecht, Mr. Calaway, and Mr. Williams were present at the time roll was called (either via zoom or in person).

II. MINUTES

Mr. Brandon asked if there were any questions or comments on the August 5, 2020 minutes. There was none.

Ms. Albrecht moved to approve the August 5, 2020 minutes as presented. Mr. Nowak seconded the motion. All other members voted AYE and the motion was approved.

III. CORRESPONDENCE

There was no Correspondence.

IV. CONSENT CALENDAR

A. Wedgewood Estates Subdivision, Phase 2, 075-2020 FP, Final Plat, Lafayette Township

Mr. Henwood prepared the staff report to the Commission regarding the above captioned subdivision located on the north side of Wedgewood Road (State Route 162), west of Ryan Road, and east of Lake Road.

Proposal: The applicant proposes the following on the 12.0002-acre site (see the attached Final Plat):

- 11 frontage lots on Ryan Road varying in size between 0.9528 to 2.2838 acres.
- Central water and sanitary sewer.

History: The original Preliminary Plan was approved by the Medina County Planning Commission (MCPC) in June of 2008. The most recent Preliminary Plan was approved in April of 2018. The Phase 1 Final Plat was approved in September of 2019 with a Variance permitting 42 units on a cul-de-sac.

Zoning: The subject property is zoned Lafayette Township Transitional District (LTTD). The Lafayette Township Zoning Resolution indicates that the purpose of the district is to provide and permit the following:

The purpose of this district is to provide a Transitional area between the Township land near the City of Medina and the rural residential land in the Township, encouraging land to remain and develop in the Township by allowing a somewhat higher density than is generally allowed in the Township with minimal additional roadway construction, but at a lower density than would be available upon the annexation to the city of Medina and lower density than the Medina City Buffer District, thus limiting and halting the systematic erosion of the Township boundaries due to annexation. § 306.1

| MCPC Approval | Date |
|-----------------------|------------|
| Concept Plan | April 2008 |
| Preliminary Plan | June 2008 |
| Preliminary Plan Ext. | June 2010 |
| Rev. Preliminary Plan | July 2011 |
| Preliminary Plan Ext. | July 2013 |
| Preliminary Plan Ext. | July 2014 |
| Preliminary Plan Ext. | July 2015 |
| Preliminary Plan | April 2018 |
| Final Plat, Phase 1 | Sept. 2019 |
| Preliminary Plan Ext. | April 2020 |

Planned Developments, are conditionally permitted uses subject to § 604(A)(1) and (26) per § 306.2(B)(8).

Table 1: Approval History

Planned developments located in the LTTD permit:

- Sites containing at least 40 acres. § 604(A)(26)b.1.
- Maximum net density of one unit per acre.
- Single-family residential dwellings (§ 604(A)(26)a.1) requiring the following:
 - Minimum lot area of 11,000 square feet. § 604(A)(26)b.3.
 - Minimum front yard depth of 70 feet. 604(A)(26)b.4.a
 - Minimum rear and side yards of 10 feet. 604(A)(26)b.4.b and c
 - Minimum lot frontage of 50 feet. 604(A)(26)b.4.d
 - Minimum lot width at the building line of 75 feet. 604(A)(26)b.4.e

Comprehensive Plan: The Future Land Use map contained in the 2010 Lafayette Township Comprehensive Plan recommends the subject site for “higher density residential” uses.

Mr. Brandon asked for a motion on the Consent Calendar item.

Mr. Calaway moved to approve the staff recommendations of Approval for the Consent Calendar item, Wedgewood Estates Subdivision, Phase 2, Final Plat. Mr. Schulte seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

V. OLD BUSINESS

There was no Old Business.

VI. NEW BUSINESS

A. Windy Hill Estates Subdivision, Phase 3, 076-2020 R, Replat, Wadsworth Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the south side of Chardonnay Drive, south of Questa Court and Wall Road.

Proposal: The applicant proposes remove Block A (7.5087 acres) from the subdivision.

Zoning: The subject property is zoned R-2 Residential. The Wadsworth Township Zoning Resolution indicates that the purpose of the district is to provide and permit the following:

The purpose of this district is to provide for low density, large lot, residential development consistent with the present location of such areas at the fringes of the community. Lot sizes deemed necessary for septic systems development will be required while reducing such lot sizes where central sewer or central water facilities are provided. Residential development permitted are single-family and two-family structures. § 402-1

****Chris Day signed into the meeting via Zoom, 6:40 p.m.**

Comprehensive Plan: The Future Land Use map contained in the 2007 Wadsworth Township Comprehensive Plan recommends the subject site for residential use with a minimum lot size of two acres.

Mr. Henwood said the applicant should amend the Replat to show Block A being converted to a subplot within the subdivision rather than removing it from Phase 3. He added that this would preserve the existing frontage on Chardonnay Drive and ensure that the new subplot would be part of the subdivision and subject to existing or new covenants and restrictions. He invited the applicant to discuss the revised application and what they are proposing.

Discussion:

Kelsey Sullivan, attorney for Waincart and Minor was representing the applicants, Max and Mindy Hiltner. She stated that as Mr. Henwood indicated there were two main issues with the initial proposed Replat. Removing Block A would leave it land locked and it would be injurious to the other home owners that are in the subdivision. Ms. Sullivan said that she and Mr. Henwood have worked tirelessly to amend the Replat. She stated they are going to propose it be replatted as lot 48 as Phase 4 in Windy Hill Estates. She added that they have also obtained consent from the adjacent homeowners for the proposed Replat showing that the Replat and the new proposed declarations and covenants conditions and restrictions would not be injurious to their property, which was a concern to both Mr. Henwood and Attorney Lyons.

Ms. Albrecht clarified that they are making it into Phase 4 so it is not being separated. Ms. Sullivan answered that was correct. Ms. Albrecht said that made sense.

Mr. Henwood stated that he and Attorney Lyons looked at the revised proposal and both agreed that the changes are sufficient and they preserve the existing frontage and access to Chardonnay Drive so they would be comfortable with a recommendation of approval with modifications to make sure all of those proposed changes are made.

Mr. Nowak asked if they would still be using septic and well water.

Max Hiltner, applicant, stated that it would be pretty expensive to tie into the sewer so they would be using septic and wells.

Ms. Albrecht questioned how many homes would be on the property. Mr. Hiltner said it would only be the one lot. He said there is a clause that states it is only for one home and cannot subdivide.

Mr. Brandon clarified to Mr. Henwood that he is recommending approval with modifications. Mr. Henwood said that is correct.

Mr. Williams moved to approve the staff recommendations of Approval with Modifications for the Windy Hill Estates Subdivision, Phase 3 Replat #2. Mr. Nowak seconded the motion. All members voted AYE (to approve staff recommendations) and the motion was approved.

B. Hinckley Township Text Amendment, 069-2020 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment amending Chapter 3 definitions, Chapter 7 Conditional Zoning Certificate, and replace Chapter 15, Temporary Sales and Special Events Regulations.

Proposal: In a letter dated July 10, 2020 Christopher Kalina, Chair of the ZC, requested that the Department of Planning Services review the following changes to the Hinckley Township Zoning Resolution:

1. Add associated Temporary Sales and Special Events definitions to Chapter 3 Definitions
2. Add associated Temporary Sales and Special Events text to Chapter 7 Conditional Zoning Certificate
3. Replace Chapter 15 Temporary Sales and Special Events Regulations

Discussion:

Chris Kalina, Hinckley Township Zoning Commission chair, stated that he appreciated Rob's input into the text amendment and since he had received it, he has been working on a revised draft to the Zoning Commission tomorrow evening, which incorporates many of Rob's recommendations. He added that the Prosecutor's office comments mirrored Rob's suggestions.

Mr. Kalina said what they have tried to do is taken events that have occurred in the residential district, a community event or a residential event, and those in a commercial area and they have defined those. He added they have provided some definitions for those events and they have further defined those to break them up into events that last less than three days and events that last more than three days. He said for larger events they have provided a list of requirements that they would expect the applicant to give the Township assurances.

Mr. Williams said it seemed to be straight forward to him.

Mr. Day moved to approve the staff recommendations of Approval with Modifications for the Hinckley Township Text Amendment. Mr. Williams seconded the motion. All members voted AYE (to approve staff recommendations) and the motion was approved.

Mr. Kalina thanked the Planning Commission Board and Planning staff for their continued support.

VII. PLANNING DIRECTOR'S REPORT

Denise Testa introduced herself and said she was excited to build on the successes of Rob and Cheryl and the Planning Commission. Part of her onboarding is to reach out to members of the Planning Commission and hopefully they will have some time and agree to meet with her as she would like to get to know them. She added she looked forward to a productive planning office.

Mr. Brandon welcomed Ms. Testa to the Planning Office.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

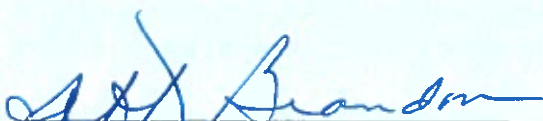
IX. OTHER BUSINESS

There was no Other Business to report.

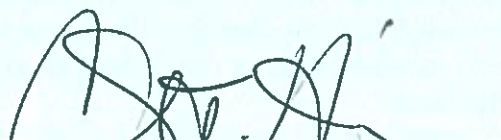
X. ADJOURNMENT

Mr. Brandon asked for a motion to adjourn.

Mr. Williams moved to adjourn the September 2, 2020 MCPC meeting at 7:00 p.m. Mr. Day seconded the motion. All voted AYE and the motion to adjourn was approved.



Jeff Brandon, President



Cheryl Heintz, Admin Ass.